"BOOM LOT" DEVELOPERS HAVE NOT PAID IN YEARS.

or Authorities Can't Sell Property Herause of Technicalities Thousands

of small Lot Owners Involved-State

comptroller May Be Asked to Act.

half of Long Island, is now in the

fear over possible legal enits because certain developers

lot lines have failed to pay the possibility that they may

mpelled to do so. It is a seri-

ation and the best real estate aus in the country are of the opinion

will tend to injure the value of

lk county real estate among sub-al investors. The "boom lot" land

lots beyond the suburban dis-

oncerns are at the bottom of the trouble.

Many of the companies operating

tricts by many miles have not paid any taxes on their holdings for sev-

eral years, and it is asserted that ome of the companies have collected

the taxes from the thousands of purchasers they have dealt with, and these

purchasers are all owners of small par-

Despite every effort on the part of the pounty authorities to collect the taxes

that are overdue from the land develop-

ments in question it has thus far been

impossible to do so, and this year when

it was thought that the county would be

able to sell the lots affected by non-pay-

ment of taxes-and they run into the thou-

sands—the real estate companies that

control them have by the employment of shrewd real estate lawyers discovered

ways and means of halting the sales for

Until a few years ago these "boom lots"

were assessed by the boundaries of the

original tracts, but when the county

sought to sell the tracts for unpaid taxes

the courts stopped it at the solicitation

of the land companies affected and reused to sanction the sales for the reason that the boundaries of the various prop-

erties were not properly described and the assessments levied against the many

persons who had bought the various sub-

Taking their cue from the decisions of

the courts in the matter the officials of

the county conferred with the boards of assessors in the several townships, with the result that this year the work of

preparing the assessment rolls has been

done with a view to complying with every

opinion rendered by a court in the prem-

ises and at an expense of many thousands of dollars, each little "boom lot" being

described in detail on the assessment

In the township of Brookhaven alone

it took more than sixty books of 400 pages each and two by three feet in size to en-

compass all of the property in the town-

ship. The tax collector as he moved from

village to village to receive taxes, as is

done in country districts, was required

to have the books carted around on a

expired the returns of unpaid taxes were

made to the county treasurer and that

official prepared to sell the properties

whose owners were delinquent. If the

delinquent realty companies paid all the

taxes they owe on their lots it is estimated

that it would put many of them out of

usiness. Realizing the fact, some of the

delinquent companies have brought suit

to restrain the county of Suffolk from disposing of their holdings. The result

that after all the labor and expense that the county has been to to get these

boom lots" in such shape on its books

It is freely stated by many men in Suf-

tion matters that if the county cannot

sell the properties in question at a tax

sale this year it will never be able to do

been prepared with greater accuracy this year than ever before and it is not

believed that, considering the short time

available, the books will ever be handled

with any greater technical accuracy than

As the matter stands at this time the

county has absolutely no power to tax

those delinquent taxpavers, because ap-

parently it has not the power to enforce

the payment of taxes by the usual method

of selling the land if taxes are not paid.

Real estate men say that in no suit which

has thus far been brought has one single

land developing company affected made

a case to show that any injustice has been done it. Every decision has been won on technical defects which, as pointed out above, it will never be possible to elimi-

hate entirely.
Happily it is not the strongest and best operators who are involved in this complication. It is real estate concerns of the kind that sell 25x100 foot lots in the

the kind that sell 25x100 foot lots in the middle of shrub oak areas to individuals in remote States on the instalment plan. They have succeeded in tying titles to thousands of acres in a knot in Suffolk county and they defy the county authorities to sell any land in settlement for unpaid taxes. While the post office authorities have occasionally succeeded in depriving some of these land schemers from using the mails to defraud. Suffolk county seems to be entirely at their mercy.

Only last week Charles R. Fitz, treasurer of Suffolk county acting on the

urer of Suffolk county, acting on the advice of County Judge Timothy M. Griffing of Riverhead, decided not to

try to sell the thousands of lots in the township of Brookhaven for fear that the sale would be set aside on some technicality of the land companies affected later, and this after all the time, thought and money that has been expended to get these various properties in the status to sell this year.

There is only one possibility of relief sight, according to real estate autorities, and that is the State Comptroller by force the sale of the land and back

county up in every suit that may be ght to make the tax sales invalid.
Comptroller's office has been connut for some time with the situation

they were this year.

. It is undisputed that the rolls have

county who are familiar with taxa-

that it could compel the payment of taxes due or sell the lots it finds itself tied again by a court decision which finds technical defects in the manner of

preparing some of the tax rolls.

the time for collecting taxes

collection of taxes.

divisions.

20TH ST., 850 WEST—Desirable large, small

MTH ST., 50 EAST—Studio Hall for recitals rocal and instrumental; part time studios.

180 WEST SETH (near B'way)-Parlor floor illable any business; also other rooms; reasonable

66TH ST., 64 WEST—Desirable rooms; adjoin ng bath; also parlor floor; suitable physician o

77TH ST., 160 WEST—Handsomely furnished front room; dressing room; running water; suitable one or two gentlemen; references.

70TH ST., 173 WEST—Unusually clean rooms a nusually low rates; transients; telephone 7208—

104TH ST., 218 WEST-Nicely furnished room all improvements; reasonable; 103d Broadwa subway; elevated. WILLIAMS.

111TH ST., 500 WEST. Apt. SC.—Beautifully fur nished room; strictly private; high class elevate spartment.

115TH ST., 419 WEST—Attractive rooms; mod rn; bath; telephone; elevator; apt. 44.

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BOARDERS WANTED.

11TH ST., 26 WEST—Double and single Rooms newly decorated; Southerners; transients; table boarders.

19TH ST., 413 WEST—Large, small rooms; al onveniences; board optional; parlor; plano

48TH ST., 117 WEST—Double, single rooms rivate baths; house, table strictly first class

65TH ST., 306 WEST-Large, alry room; howater supply: home cooking: well kept; references

esD ST., 183 WEST—Lady having private hous will board one or two refined gentlemen or mar ried couple; homelike, reasonable; telephone

78TH ST., 164 WEST—Newly decorated single rooms, superior board; references; table guests accommodated.

AIST ST., 118 WEST—In desirable neighborhood and location; large and small rooms; table board Southern cooking; accommodation strictly firs

85TH ST., 122 WEST-Large and small rooms excellent German cooking; gentlemen preferred all conveniences.

92D ST., 40 WEST-Large, medium rooms; suite; homelike; German cooking. Mrs. LEVY.

peTH ST., 42 WEST-Large room with private bath; suitable two gentlemen; small room; references.

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SITUATIONS WANTED-MALE.

HELP WANTED.

HELP WANTED MALE.

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\$100 MONTHLY and expenses to travel and dis tribute samples for big manufacturer; steady work 8. SCHEFFER, Treas., 227 V. Chicago.

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SIDE LINE, pocket samples; 10 minutes; \$4 commission; high grade men only; no other need apply. ADVERTISING NOVELTY CO., Newton

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McDONALD-WIGGINS COMPANY, (17) SUCCESSFUL tool and machinery manufacturing company in a local city, having developed research in the mount of capital stock at par \$50.00 per hare; money to be used to purchase additional achinery to handle the demant for their goods; good to per cent. Investment. Apply to meDONALD-WHGINS COMPANY. (15)

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For sale in a working gold and copper mine situated in California, consisting of 10 mining claims and water rights; 3,500 feet of underground work aircady done; samples above the 200 foot level bave gone as high as \$1,400.00 to the ton in gold. For full particulars apply to McDONALD-WIGGINS COMPANY. (12)

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\$35,000

rorth of the capital stock of a producing lead and liver mine located close to the famous Guggen-elm mines of Arizona. Par value of stock is 1.00 per share, selling for a short time only at 5 cents on the dollar. Full paid and non assess-ble lovestigate this McDONALD-WIGGINS COMPANY.

A SMALL amount of 8% preferred stock of a tural gas and development company; stock ling at par \$10.00 per share; property located in Y. State; leases on 13,000 acres of land; big ture for investors. For full particulars apply MCIBONALD-WIGGINS COMPANS. (23)

HALP interest in a valuable patent given for 1,000 to a person or company who will join the ventor in making a demonstration of a new type of water tube boller. A safe and profitable McDONALD-WIGGINS COMPANY. (16

\$15,000 WILL buy patent advertising device o be placed in stores; have a number of large dvertisers at present, or will consider half la-erest for an active man as the owner has other usiness interests which take up all his time. McDONALD-WIGGINS COMPANY. (6)

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FOR A SHORT TIME only we are offering a limited number of shares of a working copper mining company with an ideal tunnel site proposition; the par value of the stock is \$5.00 per share; selling for 30 days at \$1.00 each; mine adjoins the selling for 30 days at \$1.00 each; mine adjoins the selling for 30 days at \$1.00 each; mine adjoins the selling for 30 days at \$1.00 each; mine on the McDONALD-WIGGINS COMPANY. (26)

LENOX AV., 240-Nicely furnished rooms dressing rooms attached; corner house; American family; references. WE OFFER an issue of the capital stock of a uccessful rubber plantation proposition in a proven territory of Mexico; stock selling at par 300 each; every share of stock represents one hare of land planted in rubber; very large profits LENOX AV., 208 (121st)—Large and small tooms: best American table; improvements McDONALD-WIGGINS COMPANY. (19)

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f you invest.
McDONALD-WIGGINS COMPANY. (28) \$65,000

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d can be secured for \$1,000 cash and balance in monthly payments of \$55, covering principal and interest.

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A LARGE modern corner residence and stable, with beautiful garden; absolutely modern and in perfect order, caretaker; rent. \$1,500 lowest. 74 Elm st., New Rochelle, New York.

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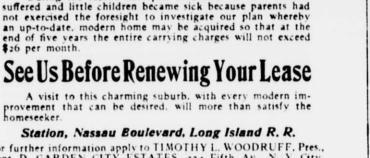
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AM VERY ANXIOUS to sell highly restricted residential plot, 100x100, with waterfront rights; will sacrifice to sell; only those meaning busiless will please apply. DEED, Box 45 Sun Office.

GREENWICH, Conn.: 20 room house: five acres of Iruit, shade and other trees, outbuildings; first class condition; convenient to station; gentleman's all rear round home; price \$20,000; terms to suit. G. A. DERSCHUCH, 150 Broadway.



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WOMEN WISHING to earn pin money at home can do so by working for the Woman's National Pin Money League, Bloomfield, N. J.; send stamp for particulars. The Wall Street edition of THE EVENING SU

contains all the financial news and the stock and

The most beautifully colored of all vultures belongs to the New World family; it is the true king vulture of South American forests. Its plumage is of a delicate cream, with black quills, and the bare head is brilliantly colored with red and orange. A FIRST CLASS FARM of 43 acres, fruited with 300 pear trees, 30 apple trees and 3½ acres grapes; good healthy fruit, all in full bearing; elegant soil, 25 acres under cultivation, 18 acres pasture; buildings all in good repair; 9 room house, gas, barn, corn crib, wagon and poultry houses; owner write for photo free. FRANK WANSER, Vine land, N. J. From the Rosary Magazine.

be summer has kept the Rockaway Park. Holland, Hammels. Far Rockaway and Woodmere been conducted by Joseph P. Sammer with marked success. At sale scheduled to be conducted avay along the Rockaway Peninsula eleven new bungalows are located to eleven new bungalows are located to each sea View avenues, within a walk of the railroad station at a large and strong as his Indian relative named Pondicherry. Both of these on Labor Day, Monday, Septon Labor Day, Monday, Septon Rockaway Work.

Head is brilliantly colored with red and drawlard orange. This handsome bird exercises regal authority over black vultures and turkey buzzards, in the same way as the Pondicherry vulture does over griffons, Ac., so that if any dissatisfied Indian vulture succeeded in reaching South American house, outbuildings, all in good condition. M. L. LOVENDAHL, R. D. I, Burlington, N. J.

The American boss, however, is not as large and strong as his Indian relative named Pondicherry. Both of these bosses, it should be mentioned, are much more strikingly colored than the subjects over which they exercise authority.

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